

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)**  
**CITY COMMISSION CONFERENCE ROOM**  
**JULY 10, 2001**

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Mayor Naugle called the meeting to order at 2:25 P.M. Roll was called, and a quorum was present.

Present: Mayor Naugle  
Commissioner Cindi Hutchinson  
Commissioner Gloria F. Katz  
Commissioner Carlton Moore  
Commissioner Tim Smith

Absent: None

Also Present: City Manager  
City Attorney  
City Clerk

**1. Konover Site Request for Proposals (RFP)**

A presentation and discussion on the responses to the Konover Site RFP was scheduled. The City Manager stated that each of the proposers would make a 20-minute presentation. Additional due diligence would take place between now and September 11, 2001, at which time he hoped to have a complete report so the Commission could make a decision on development of the site. Mayor Naugle asked if the Commission would have an opportunity to pose questions or raise concerns. The City Manager replied that issues could be raised today, and staff could pursue any other concerns. He pointed out that this site was an important gateway to Fort Lauderdale.

Commissioner Smith hoped the Commission could rank the proposals. Mayor Naugle did not believe the meeting had been advertised in that fashion and asked the City Attorney for an opinion. The City Attorney stated that because this was a redevelopment area, the process was governed by Chapter 163 of the Florida Statutes, so there was greater flexibility than would be permitted under the City's Purchasing Code. He had some concerns because no one had been notified that there would be a ranking today. Rather, the meeting had been advertised as an informal presentation, and more specific information was likely to be requested from the proposers. He had expected the Commission to rank the proposals at a later time.

Commissioner Moore wanted the public to be notified of the ranking. He also stated that he did not even want to hear any presentations from proposers who were not willing to pay for the property. Mr. Pete Witschen, Assistant City Manager, stated that each proposer had proposed a sum of money for the property ranging from \$2.7 million to \$6 million. Commissioner Moore believed the land acquisition cost was \$6.2 million, and he asked *Mr. Phillip J. Procacci*, President of Broward 95 Development, LLC, if he was willing to increase the \$2.7 million to up to \$6.2 million. Mr. Procacci replied that he was willing to do so.

A. Broward 95 Development, LLC

Mr. Procacci said his concept involved 3 phases. The first phase involved two 60,000-square foot buildings, one for an educational institution, and a 7,000-square foot, freestanding restaurant. At the rear, he proposed a governmental complex. He understood the first goal was redevelopment of the first 18 acres followed by redevelopment of the entire area. Mr. Procacci stated that the second phase involved the parcels east and north of the Broward Sheriff's Office, but he believed the entire area was from I-95 to 441 on both sides of Broward Boulevard. He understood this project had to have a regional presence, and he proposed a high-profile project that would create jobs and return the acquisition costs to the City.

Mr. Procacci described his background in developing government-anchored projects. He felt the only way to achieve the City's goals within the established time frame would be to work together in a public/private partnership and bring in the federal courthouse, family court, and other governmental institutions that would serve as the engine to drive the redevelopment of the entire area. Mr. Procacci believed that was critical to not only create jobs, but to provide an impetus for redevelopment along Broward Boulevard.

Mr. Procacci said that if he were successful in bringing in the courthouse facility, he would be prepared to write a check for the cost of the Konover parcel, the Jamaican parcel, and the cost of the Housing Authority property, including relocation costs. He felt bringing in the courthouse would be the only way to create the activity necessary to redevelop this part of Fort Lauderdale. Mr. Procacci introduced *Mr. Paul Lear* to provide additional details about the concept.

Mr. Lear introduced *Mr. Mike Boyland*, who had recently become engaged. Mr. Lear stated that corporate America had passed on this site in the past because of perceptions regarding to safety and recruitment and retention of employees. He noted that the Downtown Development Authority (DDA) had been similar to the CRA and had understood the needs for an anchor area. He pointed out that the Library, the Museum, and the Performing Arts Center had anchored the downtown to the tune of 5 million square feet of commercial space and the revitalization of Las Olas Boulevard. Mr. Lear noted that now residential units were being built in the area, but it had taken a public/private partnership with commitment to a vision.

Mr. Lear stated that the family courthouse being moved from 6<sup>th</sup> Street could be moved to this site. He pointed out that the federal courthouse on Broward Boulevard could also move to this site. This vision also called for the Sheriff's Office, and an educational component with Florida Atlantic University. Mr. Lear believed this effort would duplicate what the City had achieved in the 1970s in the downtown area. Once done, he stated that all the consumer-oriented firms would then look at the third phase of the development because then the area would be anchored.

Mr. Lear believed Phase 3 could easily handle 800,000 square feet of office space above parking to bring it above the height of I-95 to create some visibility for businesses, which would generate jobs, and provide economic impact in the entire neighborhood.

*Mr. Phil Gonot*, of PMG Associates, provided information about the financial aspects of the project. He stated that the acquisition cost would be met in this particular case, and the difference would come down to a return on an annual basis through tax increment funds. Mr. Gonot explained that City staff had prepared a report on that return, and he had no reason to question it in any way. He said that timing was a critical issue, and he believed the project would come online much faster, so he thought the second phase and spin-off development would occur more quickly as well.

Mr. Gonot said that if the returns were speeded up as he expected, two or three times more revenue would be generated within the 10-year timeframe. He believed this type of project would have great demand for support services, which would be the spin-off development. Mr. Gonot stated that the project would meet the goals of the CRA in terms of generating employment, and that was the reason this concept was proposed rather than the standard commercial/retail development.

Commissioner Moore inquired about the legend on the plan, which was displayed. Mr. Procacci stated that the yellow was public land. He pointed out the Juvenile Justice site, the Park & Ride, and parking for the TriRail. He noted the 10-story office tower atop a parking structure, and a small hotel. Mr. Procacci said the green area was a public plaza, and he pointed out the governmental complex. The beige area was Phase 3, involving commercial and retail space to help provide mass to the community.

Commissioner Moore understood the emphasis was on governmental entities. He asked if Mr. Procacci had a contract with the federal government to build a courthouse. Mr. Procacci replied he did not. Commissioner Moore asked if there was a contract with FAU to provide a presence. Mr. Procacci stated that FAU had expressed interest in a school at this location. He advised that he did not have any contracts. He was seeking an opportunity, in conjunction with the City, to make that happen because he believed that would be the best impetus for growth in this part of Fort Lauderdale.

Mr. Lear recalled that the City had "moved mountains" to get the Library built downtown, and he believed similar successes could be achieved in this area through a public/private partnership. Commissioner Moore understood the developer did not yet have relationships with the various institutions to bring those facilities into this site. Mr. Lear stated that there had been discussions, but those institutions needed to deal with the owner or contract owner of the property. Commissioner Moore understood the City had the land, and the developer wanted the City to use its influence to attract governmental uses. He asked what the developer was bringing to the table. Mr. Procacci said the City had sought proposals for a concept that would provide the impetus to redevelop this part of Fort Lauderdale. He had presented this concept and offered 25 years of experience in developing governmental-anchored projects along with the money to get the project started.

Mr. Lear added that there was no profit for the developer in the green areas shown on the map, and the City could "cut its own deal" with the County and the General Services Administration (GSA) for the federal facilities. Commissioner Moore understood this developer had no influence with the governmental entities. Mr. Procacci did not think it would be appropriate to have had anything more than introductory conversations with those entities at this point without control over the property. However, if the Commission felt this was the right concept, he believed he could deliver given the opportunity.

Commissioner Moore asked when payment would take place. Mr. Procacci said he would pay the City when he obtained a commitment for the Family and Federal Courts. Commissioner Smith thought the idea of a federal courthouse was intriguing. He assumed the developer had conducted some research in that regard. He also understood the site met the criteria and requested clarification.

Mr. Lear advised that there had been discussions with the head of GSA, and the site met every criteria of the GSA. He pointed out that there was public transportation, easy access from I-95, sufficient space, and it allowed the ability to construct a monumental structure. It was his hope that family court would move next door with something that blended with that monumental structure. Commissioner Smith inquired about the value of the lake. Mr. Lear was sure something could be done in that area that would satisfy everyone.

The City Manager said he had attended one meeting about the plan for relocation of the federal courthouse. It had been his understanding that the facility had to be located in a downtown, urban core, and he did not believe this site met that criteria.

Commissioner Smith inquired about Total Bank. Mr. Procacci stated that it was located in Miami and had a net worth of \$500 million. He also advised that it had been in business for about 25 years.

At 2:56 P.M., Commissioner Smith left the meeting.

Commissioner Hutchinson reported that the DDA had discussed the relocation of the federal courthouse on numerous occasions, and she did not believe that group wanted the courthouse to relocate outside the urban core.

Mayor Naugle noted that the development would be taxable, and where there were non-taxable uses, payments would be made in lieu of taxes. He asked what value this proposal assigned to the governmental buildings. Mr. Procacci stated that the City would recoup all its costs for the land. Mayor Naugle believed the RFP indicated that the development had to be taxable but, if government uses were proposed, payments in lieu of taxes would be provided. He asked if the value of the proposed government buildings might be. Mr. Lear stated that the FAU facility would be taxable, but the other governmental land would be worth about \$3.4 million. Mayor Naugle inquired about the value of the improvements, which would be the basis for estimating the taxable value. Mr. Procacci said that he was not prepared to pay any more than the value of the land, but many tax dollars would be generated by the private development.

At 3:00 P.M., Commissioner Smith returned to the meeting.

Mayor Naugle quoted the RFP. It was his understanding that this proposal did not meet that requirement. Mr. Lear agreed that was true. Commissioner Moore asked if the proposal provided inclusion of individuals and businesses currently residing and doing business in the subject area. Mr. Procacci stated that FAU had indicated it would offer reduced costs for area residents for all of its programs. Commissioner Moore understood no one who looked like him would be making money along with the developer. He asked how this developer would assist in relocating the individuals who currently resided on the Housing Authority property. Mr. Procacci stated that the subject had been given some thought, but a specific plan had not yet been developed. It was his understanding that relocation assistance would be handled by the CRA.

At 3:03 P.M., Commissioner Moore left the meeting. He returned at 3:05 P.M.

B. Broward Baron, Inc.

*Mr. Don McClosky*, Attorney representing Broward Baron, Inc., introduced *Mr. George Rahael and Mr. Charles Ladd*. He reported that Mr. Rahael had built 500,000 million square feet of mostly non-residential space in the area since 1979, and he owned the Hub Plaza. Mr. McClosky felt this was a wonderful piece of property that deserved the best, and he believed Mr. Rahael and Mr. Ladd could provide the best.

Mr. Rahael said he envisioned a world-class corporate office park in the subject location. He stated that Broward Baron, Inc. had been active in development in Fort Lauderdale and Coral Springs, and he described some of the projects in which he had been involved. He pointed out that the projects included rich landscaping, and he felt this particular site was remarkable. It had a wonderful location at I-95 and Broward Boulevard that was close to the downtown area and the Airport and other amenities. He believed it lent itself to quality development, and he felt what was done with it now would influence the area for many years to come.

Mr. Rahael felt the property that was the subject of the RFP was not enough to make an impact by itself. He did not think any project would make sense here without dealing on a broader scale throughout the area. He believed that if enough property were assembled, there would be sufficient critical mass to make a difference. Mr. Rahael pointed out that this location was dead center between Miami and Palm Beach, and it was very close the downtown Fort Lauderdale. He felt the site had everything going for it and noted that it was a regional site. He believed this project could generate 2 million square feet of primarily office space, with some retail amenities.

Mr. Rahael expected the project to generate 8,000 good, well-paying jobs in this life style center. He felt this entire area was just right for what he had in mind. Mr. Rahael said that if his team were awarded this project, they would be committed to working closely with the public sector and bring to the project a great deal of experience.

Mr. Ladd stated that this was a group of local people, who had been active in this market for over 20 years. He advised that the team had been pioneers in retail development along Federal Highway, and they understood the office market. Mr. Ladd had worked with the City in the past to build a lot of projects, and he felt that local knowledge and long-term relationship would make a big difference.

Mr. Ladd said that his first thought was that the overall project needed to be a lot bigger, and he felt strongly that the property to the west should be incorporated into the development. He believed it was critical to create a marketable project, and he felt it was achievable. He reported that a contract to purchase the Pic-N-Pay property on the southeast corner of Broward Boulevard and 27<sup>th</sup> Avenue had been signed today, as it was also a key property. In addition, this group offered \$6.25 million for the Jamaican Club property, the Housing Authority property, and the Konover property.

Mr. Ladd reported that the first 25 acres this proposal would address involved the Konover, Lakeview, Jamaican Club, and a crescent of property not currently controlled by the City. Six buildings had been designed, ranging in size from 24,000 to 96,000 square feet, and there were tenants interested. He stated that one was Sun International, which liked this site because it was close to the Airport and had so many attributes. Mr. Ladd advised that the land for the first phase could be bought, and it was buildable now. It would also set the tone for the larger users he expected would be drawn by the site.

Mr. Ladd said that after the first 6 buildings were completed, another 8 buildings were proposed for 1.5 million square feet of office space, plus parking. He displayed a rendering showing an entrance drive off Broward Boulevard with retail uses and complimentary offices. *Mr. John Lahi*, Architect, explained how the proposal would take advantage of the lake view.

Mayor Naugle asked Mr. Lahi to describe his background. Mr. Lahi said that his primary focus had been on office buildings, and he was very excited about this project, which included transportation and international amenities that attracted tenants. He displayed some photographs of various projects in which he had been involved around the State and nation. Mr. Lahi added that he always reached out to local people for the subconsulting work because local knowledge was so important. Mr. Ladd felt Mr. Lahi was too modest and reported that he had designed the Crate & Barrel building on Michigan Avenue.

Commissioner Moore referred to the buildings shown on the water. Mr. Ladd explained that there would be a driveway and sidewalk between the closest building to the lake and the lake itself, and he envisioned something similar to Riverwalk. Commissioner Smith noted that the City had embarked on a new effort to provide mass transit with the downtown trolley system, and he thought a trolley stop in this location would be ideal. Mr. Ladd noted that there was a TriRail station in this vicinity that might actually be used, and he believed mass transit would be workable in this location.

Mayor Naugle inquired about the taxable value of the proposed buildings. Mr. Ladd thought the public buildings would be worth about \$60 million, with the total area worth about \$300 million with all of the proposed improvements. He also believed educational institutions would want to be a part of the project. Commissioner Moore asked when the \$6.2 million would be payable. Mr. Rahael replied the money would be paid as soon as the City was ready.

Commissioner Moore was concerned about the people that would have to relocate from the Lakeview Apartments. Mr. Ladd thought the easiest way to address this concern would be to buy lots and build houses to replace those approximately 100 residences. He felt home ownership was a concept that helped break past cycles and enhance communities. Mr. Ladd did not know where the money would come from for that, but he was committed to being involved.

Commissioner Moore noted that there was no housing in this proposal, although it was an element in one of the other proposals. He asked why Mr. Ladd felt this concept made more sense than a mixed-use project with a housing component. Mr. Ladd said he viewed this property as a regional property, and housing was a hot commodity right now. He pointed out that more and more units were being built downtown, and that was because there were jobs downtown. He expected similar opportunities in this area.

Commissioner Moore noted that there was a Foreign Trade Zone in the area and wondered if it would be used. Mr. Ladd agreed the Trade Zone was another extraordinary amenity that would attract tenants. Commissioner Moore inquired about the stability of this company. *Ms. Linda Napolitano*, of City National Bank, said the City National Bank had a \$1.8 billion in assets and was locally owned, and this company was one of its best customers. Ms. Napolitano advised that she had been a Fort Lauderdale resident since 1958, and she was excited to be part of this team.

Commissioner Moore asked about the type of tenants were being attracted to the facility constructed by this company in Coral Springs. Mr. Ladd said that Coral Springs had always been known as a "bedroom community," but progress had been made. Tenants included financial institutions, realty offices, Attorneys, personnel companies, and liquor distributed leasing the office space. The ground floor retail area had tenants like Barnes & Nobles and Starbuck's. Mr. Ladd stated that a high-end seafood restaurant was coming on line and several others were pending in this mixed-use suburban area.

Commissioner Moore asked if this whole team had been put together or if it was being put together. *Ms. Pamela Adams* said her firm was providing special consulting services in the legal areas, community relations, etc. She had helped pull this team together, and they would work on this project exclusively as soon as the Commission made its decision. Commissioner Moore had heard *Mr. Bob Young's* name. Ms. Adams agreed Mr. Young, who was present, would be constructing all of the replacement housing.

Commissioner Smith noted that Mr. Ladd had been telling him he was going to break ground on Federal Highway since 1998. He pointed out that this property had been in a deplorable condition for a long time, and his preference was that it be cleared and held in some "holding pattern." Commissioner Smith asked Mr. Ladd if he was ready to purchase the property, clear the land and plant some grass. Mr. Ladd said he had bought a lot of property on Federal Highway, and the easiest thing to do would have been to just leave the buildings alone. However, taking down the old buildings to make way for new provided an impetus for the entire area. Mr. Ladd advised that there were planning issues.

Commissioner Moore understood this company had purchased the Pic-N-Pay Store. Mr. Ladd agreed a contract to purchase had been signed today, and a substantial deposit had been paid. Commissioner Moore asked if the building would be demolished, and Mr. Ladd agreed that was the plan. Commissioner Katz asked if the company had experience leasing these properties and if it would be handling all those leases. Mr. Ladd said he had a staff that handled leasing, and he would continue to be involved in supervising the leasing decisions.

#### C. Crosswinds Communities

*Mr. Mark Singerman*, Vice-President of Crosswinds Communities, introduced the core management team for Crosswinds Communities and described their backgrounds in urban development and diversity management. It was a national development company headquartered in Detroit, but local development companies were set up in the communities in which they worked. He stated that all South Florida projects were handled from the company's office on Broward Boulevard. Mr. Singerman described some of the residential and mixed-use projects the company had constructed, and it was the largest residential building in Michigan that served the "empty nester" and first-time homebuyers market. The company also did more residential development in the urban area than probably all the other builders in Michigan combined.

Mr. Singerman reported that Crosswinds Community had been awarded the "Developer of the Year" award last year by the Michigan Building Industries Association, primarily for work in the urban area. He described projects developed by the company outside Michigan and stated that it was developing single-family projects in West Palm Beach, Pembroke Pines, Naples, and Fort Lauderdale. Mr. Singerman said that first-class local teams were assembled for every project, and he was committed to minority participation. He stated that the complete team would be rounded up in the next 30 days.

*Mr. Paul Kissinger*, of EDSA, distributed copies of the land plan. He advised that the Phase 1 site had been identified in the RFP, but the site extended out 50 acres, which was very important for the necessary critical mass of such a regional project. He stated that a residential component was proposed along the waterfront, with a riverwalk to provide public access to waterways. Mr. Kissinger pointed out a community center, service retail, office/research campus, and parking. He stated that Phase 2 would utilize the transportation infrastructure that was in place, and both streetscape and pedestrian scale were considered important for the success of a project of this magnitude.

Mr. Kissinger felt TriRail was very important to this project in the later phases, and he envisioned a building presence along Broward Boulevard to enhance the streetscape. He said there would be opportunities for incubator businesses, and this team had talked to some of the same public institutions as the other proposers. Mr. Kissinger believed they were very interested, and job training was another important aspect. He expected the project to make a TIF contribution of \$1.1 million.

*Mr. Quincy Johnson*, Architect, described the background and experience of his company in the area of architecture, and he was especially thrilled about the prospect of doing a project at home. He felt the concept was very much in keeping with the character of Fort Lauderdale's design heritage.

*Mr. Bill Kerry*, of Kimley-Horn & Associates, discussed his background and experience. He was very excited about this parcel, which had necessary infrastructure and excellent transportation links.

*Mr. Gary GlenEwinkel*, Centex Rooney Construction Company, described his company's overall and local experience and said its home office had been located here since 1954. He estimated that design and permitting of this project would take a year, and construction with take another 2 years, but he thought that schedule could even be exceeded. Mr. Kissinger added that the diverse economic community was an important aspect of this project and committed to local minority participation in this project with a very strong local team.

Mr. Singerman noted that a couple of million square feet of office space could be put on this site, and the 50-acre master plan called for over 1.2 million square feet, but residential uses were proposed in the first phase of this concept because the most palatable force to change perception was residential units for sale. He believed that would change the misperceptions about this site and make the subsequent uses viable.

*Mr. Earl Lacrane*, Vice-President of Crosswinds Communities, said his primary role would be to assist with the minority business utilization on this project. He described his construction and development experience around the country, and he stated that minority participation was a critical component of all his developments. Mr. Lacrane looked forward to working with this team to maximize minority participation throughout the project, including ancillary services. He discussed the urban experience of the company in other areas such as Palm Beach.



*Mr. Bernie Glieberman*, Vice-President of Crosswinds Communities, stated that this company was successful with urban development because it had so much experience. He advised that people wanted choices in housing, and it was important to address the needs of families, such as schools. He felt communities were becoming more diversified, and he noted that "Generation X" did not have the same prejudices as older people, and his company had not had any problems with potential buyers coming in and asking "who else would live here?" although that had been an issue 25 years ago. Mr. Glieberman believed that residential uses were vital to making a community successful as demonstrated by Fort Lauderdale's downtown and Las Olas Boulevard area, which had a residential component to make it a "24-hour" area.

Mr. Singerman stated that this project involved 150,000 square feet of potential tenants right now despite what the local realty community had indicated about this site, and he believed that couple with the residential, activity would breed activity. He noted that this company's projects were typically presold, and he was anxious to get going on this project.

Commissioner Moore inquired about the price range of the proposed residential units for sale. Mr. Singerman replied that the prices would range from \$150,000 to \$199,000 with an average price of \$170,000, and the average size would be 1,200 square feet. Commissioner Moore asked about the tenant base for the retail frontage on Broward Boulevard. Mr. Singerman was fairly confident those tenants would involve the sale of food, and he was already speaking to a restaurant operator. Mr. Kissinger stated that service related uses would also be located in that area, such as childcare. Mr. Singerman agreed that service retail uses were envisioned. Commissioner Moore asked how this company viewed the surrounding parcels. Mr. Singerman felt there was no question the development should go all the way to 27<sup>th</sup> Avenue at least.

Commissioner Smith inquired about the taxable value of this investment. Mr. Singerman replied that the first phase was estimated at \$74 million with a TIF of \$1.2 million. Commissioner Smith wondered how large a parcel it would take for a viable, self-sustained, mixed-use community. He asked if there was a formula. Mr. Singerman said 50 acres would be great, but he had understood from the start that there were no guarantees beyond the 18 acres discussed in the RFP.

Commissioner Katz inquired about plans to deal with Lakeview Gardens. Mr. Glieberman stated that this company had done a great deal of relocation. He stated that many of the current residents could take advantage of tax credits, various financing opportunities, etc., although some would relocate to public housing. Mr. Glieberman said that his company felt a high degree of responsibility in this respect. Mr. Singerman added that his firm had done numerous development grants, and those challenges were addressed with a team approach.

Commissioner Moore inquired about the type of division proposed between the residential and commercial components. Mr. Kissinger did not see this as a gated community because the water amenity was an important aspect for all the components. He noted that Parcel 5 would be separated from the residential component by the FDOT off ramp. Mr. Singerman added that the current site circulation was rather confusing, and the issue was a challenge.

Commissioner Moore asked whom this company had spoken with about an educational component. Mr. Kissinger said he had spoken with George Hanbury at Nova Southeastern, and Dr. Catonese at FAU. He stated that Dr. Catonese had also spoken with one of the other proposers, but FAU was interested in "being on the winning team." In addition, he had spoken with OEM Medical Institute, which had also had discussions with some of the proposers.

Commissioner Moore wondered why it would take 30 days to assemble the minority team. Mr. Kissinger said he'd had a lot of experience working with minority groups, and he had found that the best team members all brought something to the table. He explained that there had not yet been sufficient time to get down to serious details, although the company had been speaking with several different groups over the past month. It had also been his understanding that the Commission would not make a decision until September.

Commissioner Moore asked when the proposals had been due. Mr. Phil Bacon, Redevelopment Projects Manager, replied that the deadline had been April 28, 2001. Commissioner Moore inquired about the financial aspects of this proposal. Mr. Gliberman said this company had a \$10 million line of credit, and Fannie Mae had an investment arm that was very interested in participating as an equity partner. Commissioner Moore asked if there would be any objections to him going to Detroit to examine some of the projects. Mr. Singerman said he would welcome that, and there were probably 5 cities where projects had been done that he might like to visit.

Commissioner Smith was concerned about residential uses on this site, although a lot was going on to the east. He was afraid that residential uses might be premature on this site as the City View project had been premature in the downtown area. As a result, that project had floundered. He believed there were other opportunities in Fort Lauderdale for this type of product, however. Mr. Singerman thought these homes would appreciate in value, but they could be built at prices young people could afford. He also did not think they would threaten any of the other projects coming online because they had a different market.

Mayor Naugle recognized the members of the CRA Advisory Board who were present, and he thanked everyone for an exciting presentation. Commissioner Moore was happy interest had been expressed in this site, and he was excited about the quality of the development teams.

Mr. Witschen stated a legal sufficiency and economic analysis of the proposals would be performed, and staff would bring back a strategy for negotiating a development agreement. He advised that a purchase contract on the Lakeview Garden Apartments would be presented on July 17, 2001 for Commission review.

Mayor Naugle suggested that staff review the proposals and bring back a recommendation after ensuring that all 3 were responsive to the RFP. Commissioner Katz wanted each developer to explain how they would deal with the Juvenile Detention site, the Lakeview relocation, and the FDOT issues. Mr. Witschen thought it would take up to a year to relocate Lakeview residents to replacement housing.

There being no further business before the Board of Commissioners, the meeting was adjourned at 5:10 P.M.